

1 of 6 R 61.00 D 0.00 Steve Moreno Clerk & Recorder

OWNERS - APPLICANT

COLORADO STATE PARKS 1313 SHERMAN STREET, ROOM 618 DENVER, CO 80203 (303) 894-2585 x11 ATTN: GREG MONROE

TECHNICAL CONSULTANTS CIVIL ARTS-DREXEL GROUP 1860 LEFTHAND CIRCLE, SUITE A

LONGMONT, CO 80501

(303) 682-1131

ATTN: FRANK N. DREXEL, PLS

OWNER'S APPROVAL

KNOW ALL MEN BY THESE PRESENTS, THAT WE STATE OF COLORADO, ACTING BY AND THROUGH THE COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION AND THE BOARD OF PARKS AND OUTDOOR RECREATION, AND STATE OF COLORADO, COLORADO STATE BOARD OF LAND COMMISSIONERS, BEING THE SOLE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND TO WIT:

ANNEXATION PARCEL 1

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 3, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS S00°29'13"W, 2668.40 FEET (BASIS OF BEARING), THENCE S89°40'11"W, 234.90 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 3 TO THE WESTERLY LINE OF PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 15, 1958, IN BOOK 1500 AT PAGE 553 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE SOUTHERLY, 30.02 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 [PROJECT | 092-1 (1)] TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24.5 AND THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 11595.00 FEET, A CENTRAL ANGLE OF 0'08'54", AND BEING SUBTENDED BY A CHORD THAT BEARS S02"28'04"E, 30.02 FEET;

THENCE CONTINUING SOUTHERLY, 181.38 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25, SAID ARC HAVING A RADIUS OF 11595.00 FEET, A CENTRAL ANGLE OF 0.53'47", AND BEING SUBTENDED BY A CHORD THAT BEARS S02'59'24"E, 181.38 FEET:

THENCE S03'49'47"E, 1252.90 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 TO AN ANGLE POINT THEREOF;

THENCE S01°46'17"E, 169.47 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO JAMES F. HOLMES AS DESCRIBED IN WARRANTY DEED RECORDED APRIL 26, 1972, IN BOOK 666 AS RECEPTION NO. 1588448 OF THE RECORDS OF WELD COUNTY, COLORADO:

THENCE N89'41'40"W, 573.20 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 666 AS RECEPTION NO. 1588448 TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER THAT TRACT OF LAND CONVEYED TO SAUL LISSAUER AND JANICE H. LISSAUER AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 3, 1969, IN BOOK 605 AS RECEPTION NO. 1527013 OF THE RECORDS OF WELD COUNTY, COLORADO:

THENCE N89°41'40"W, 585.70 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 605 AS RECEPTION NO. 1527013 TO THE NORTHWEST CORNER THEREOF:

THENCE S02'09'28"W, 376.24 FEET ALONG THE WESTERLY LINE AND ALONG THE WESTERLY LINE EXTEND SOUTHERLY OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 605 AS RECEPTION NO. 1527013 TO THE NORTHWEST CORNER OF LONGMONT CENTENNIAL INN SUBDIVISION, A SUBDIVISION LOCATED IN THE SE1/4 OF SAID SECTION 3, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED AS RECEPTION NO. 2119091 OF THE RECORDS OF WELD COUNTY, COLORADO:

THENCE S02'08'09"W, 586.59 FEET ALONG THE WESTERLY LINE OF SAID LONGMONT CENTENNIAL INN SUBDIVISION TO THE NORTHERLY LINE OF PARCEL NO. 38 OF STATE HIGHWAY NO. 119 [PROJECT S-SU-0072(2)-SEC.2] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JANUARY 6, 1971, IN BOOK 638 AS RECEPTION NO. 1559975 OF THE RECORDS OF WELD COUNTY, COLORADO:

THENCE N89'46'03"W, 1059.96 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO THE WESTERLY LINE OF RADEMACHER RECORDED EXCEPTION NO. 2534, A RECORDED EXEMPTION LOCATED IN THE SE1/4 OF SAID SECTION 3, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED AS RECEPTION NO. 2733409 OF THE RECORDS OF WELD COUNTY, COLORADO:

THENCE NO0'26'21"E, 937.33 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO AN ANGLE POINT THEREOF:

THENCE N8417'24"E, 240.58 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO AN ANGLE POINT THEREOF;

THENCE NO5'37'24"E, 1588.60 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 24.5;

THENCE N89'40'11"E, 1754.28 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 24.5 TO THE TRUE POINT OF BEGINNING.

AREA = 92.406 ACRES, MORE OR LESS.

ANNEXATION PARCEL 2

A TRACT OF LAND LOCATED IN SECTION 3 AND IN THE E1/2 OF SECTION 4, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS S00°29'13"W, 2668.40 FEET (BASIS OF BEARING), THENCE S89°40'11"W. 234.90 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 3 TO THE WESTERLY LINE OF PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 [PROJECT | 092-1 (1)] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 15, 1958, IN BOOK 1500 AT PAGE 553 OF THE RECORDS OF WELD COUNTY, COLORADO, AND THE TRUE POINT OF BEGINNING;

THENCE SOUTHERLY, 30.02 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST AND ALONG THE WESTERLY LINE OF SAID PARCEL NO. 12 REV. 2 OF INTERSTATE HIGHWAY NO. 25 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24.5, SAID ARC HAVING A RADIUS OF 11595.00 FEET, A CENTRAL ANGLE OF 0'08'54", AND BEING SUBTENDED BY A CHORD THAT BEARS S02'28'04"E, 30.02 FEET;

THENCE S89'40'11"W, 1754.28 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24.5 TO THE WESTERLY LINE OF RADEMACHER RECORDED EXCEPTION NO. 2534, A RECORDED EXEMPTION LOCATED IN THE SE1/4 OF SAID SECTION 3, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED AS RECEPTION NO. 2733409 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S05'37'24"W, 1588.60 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO AN ANGLE POINT THEREOF:

THENCE S84"17'24"W, 240.58 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO AN ANGLE POINT THEREOF

THENCE S00'26'21"W, 937.33 FEET ALONG THE WESTERLY LINE OF SAID RADEMACHER RECORDED EXCEPTION NO. 2534 TO THE NORTHERLY LINE OF PARCEL NO. 38 OF STATE HIGHWAY NO. 119 [PROJECT S-SU-0072(2)-SEC.2] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JANUARY 6, 1971, IN BOOK 638 AS RECEPTION NO. 1559975 OF THE RECORDS OF WELD COUNTY, COLORADO:

THENCE N89'46'03"W, 385.18 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO AN ANGLE POINT THEREOF;

THENCE N75'58'33"W, 105.70 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO AN ANGLE POINT THEREOF:

THENCE N89'33'03"W, 1642.70 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO ELMER MOORE AND CLARA MOORE AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 22, 1972, IN BOOK 670 AS RECEPTION NO. 1592181 OF THE RECORDS OF WELD COUNTY, COLORADO:

THENCE NO0'47'14"E, 406.18 FEET ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 670 AS RECEPTION NO. 1592181 TO THE NORTHEAST CORNER THEREOF;

THENCE N89'32'46"W, 355.00 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 670 AS RECEPTION NO. 1592181 TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND CONVEYED TO DISTRIBUTION HOLDINGS, INC. AS DESCRIBED IN WARRANTY DEED RECORDED JUNE 9, 1969, IN BOOK 610 AS RECEPTION NO. 1532469 OF THE RECORDS OF WELD COUNTY, COLORADO:

OUTLINE DEVELOPMENT PLAN

ST. VRAIN STATE PARK ODP

TOWN OF FIRESTONE COUNTY OF WELD STATE OF COLORADO

SHEET 1 OF 6

ANNEXATION PARCEL 2 CON'T

THENCE N89'32'46"W, 405.00 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 610 AS RECEPTION NO. 1532469 TO THE EASTERLY RIGHT-OF-WAY LINE OF

THENCE S00°47'14"W, 356.25 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7 TO THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119;

THENCE N89'33'03"W, 30.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 38 OF STATE HIGHWAY NO. 119 TO THE WEST LINE OF THE SWI/4 OF SAID SECTION 3, ALSO BEING A POINT ALONG THE NORTHERLY LINE OF PARCEL NO. 33 OF STATE HIGHWAY NO. 119 [PROJECT S-SU-0072(2)-SEC.2] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 3, 1970, IN BOOK 623 AS RECEPTION NO. 1544823 OF THE RECORDS OF WELD COUNTY, COLORADO:

THENCE N89'28'52"W, 30.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7; THENCE NOO'47'14"E, 2457.33 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY

ROAD NO. 7 TO THE NORTH LINE OF THE SE1/4 OF SAID SECTION 4; THENCE NOO'26'53"E, 2567.48 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 26; THENCE N89'33'07"E, 30.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY

ROAD NO. 26 TO THE WEST LINE OF THE NW1/4 OF SAID SECTION 3: THENCE S89"33'30"E, 30.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 26 TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7

THENCE SOO"26'53"W, 30.80 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO STATE OF COLORADO AS DESCRIBED IN WARRANTY DEED RECORDED MAY 14, 2004, AS RECEPTION NO. 3180239 OF THE

THENCE S66"10'01"E, 189.54 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180239 TO AN ANGLE POINT THEREOF;

THENCE S03'35'13"E, 232.66 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180239 TO AN ANGLE POINT THEREOF;

THENCE S85°07'19"E, 244.69 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180239 TO A NORTHEASTERLY CORNER THEREOF, ALSO BEING THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO STATE OF COLORADO AS DESCRIBED IN WARRANTY DEED RECORDED MAY 14, 2004, AS RECEPTION NO. 3180238 OF THE RECORDS OF WELD COUNTY, COLORADO:

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180238:

THENCE \$85.07,19,67.05 FEET:

THENCE \$49'30'20"E, 332.51 FEET:

THENCE S05'40'35"E, 489.21 FEET:

THENCE \$87'38'47"E, 444.29 FEET;

THENCE S80°50'20"E, 338.03 FEET;

THENCE N71°32'07"E, 267.23 FEET

THENCE N61"05'07"E, 239.25 FEET THENCE N40'32'44"E, 884.75 FEET TO THE EAST LINE OF THE NW1/4 OF SAID

SECTION 3;

RECORDS OF WELD COUNTY, COLORADO:

THENCE LEAVING THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3180238, S00°57'02"W, 443.31 FEET ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 3 TO THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE STATE OF COLORADO AS DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 25, 2002, AS RECEPTION NO. 2945897 OF THE

THENCE N23'35'13"E, 53.22 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2945897 TO AN ANGLE POINT THEREOF, ALSO BEING AN ANGLE POINT OF THAT TRACT OF LAND CONVEYED TO STATE OF COLORADO AS DESCRIBED IN WARRANTY DEED RECORDED OCTOBER 7, 1991, AS RECEPTION NO. 2265474 OF THE RECORDS OF WELD COUNTY.

THENCE N73"24'40"E, 1383.42 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2265474 TO AN ANGLE POINT THEREOF:

THENCE N50°27'13"E, 440.00 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2265474 TO AN ANGLE POINT THEREOF:

THENCE S89'51'47"E, 568.77 FEET ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2265474 TO THE WESTERLY LINE OF PARCEL NO. 3 OF INTERSTATE HIGHWAY NO. 25 [PROJECT NH-IRCX 025-3(109)] CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, AS DESCRIBED IN WARRANTY DEED RECORDED MAY 21, 1999, AS RECEPTION NO. 2695322 OF THE RECORDS OF WELD COUNTY, COLORADO;

THENCE S00°25'26"W, 7.50 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 3 OF INTERSTATE HIGHWAY NO. 25 TO THE SOUTHWEST CORNER THEREOF;

THENCE S89°50'54"E, 131.24 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 3 OF INTERSTATE HIGHWAY NO. 25 TO THE WESTERLY LINE OF PARCEL NO. 10 REV. OF INTERSTATE HIGHWAY NO. 25 [PROJECT | 092-1 (1)] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 2, 1958, IN BOOK 1499 AT PAGE 596 OF THE RECORDS OF WELD COUNTY, COLORADO:

THENCE S00'22'43"W, 67.47 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 10 REV. OF INTERSTATE HIGHWAY NO. 25 TO THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2945897:

THENCE CONTINUING S00'22'43"W, 1913.60 FEET ALONG THE WESTERLY LINE OF SAID PARCEL NO. 10 REV. OF INTERSTATE HIGHWAY NO. 25 TO A POINT OF CURVE TO THE LEFT THEREOF; THENCE SOUTHERLY, 561.00 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID PARCEL NO. 10 REV. OF INTERSTATE HIGHWAY NO. 25 TO THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 11595.00 FEET, A CENTRAL ANGLE OF 2'46'20", AND BEING SUBTENDED BY A CHORD THAT BEARS S01"00'27"E, 560.95 FEET.

EXCEPT A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 3 T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS S00'29'13"W, 2668.40 FEET (BASIS OF BEARING), THENCE S89'40'11"W, 2648.64 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 3 TO THE C1/4 CORNER OF SAID SECTION 3; THENCE S89'41'06"W, 2143.59 FEET ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION 3 TO THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO WILLARD GUILL AS DESCRIBED IN WARRANTY DEED RECORDED MAY 14, 1969, IN BOOK 609 AS RECEPTION NO. 1531360 OF THE RECORDS OF WELD COUNTY, COLORADO: THENCE S00'47'14"W. 30.01 FEET ALONG THE EASTERLY LINE OF THAT TRACT AS DESCRIBED IN SAID BOOK 609 AS RECEPTION NO. 1531360 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 24.5 AND THE TRUE POINT OF <u>BEGINNING;</u>

THENCE CONTINUING S00'47'14"W, 450.08 FEET ALONG THE EASTERLY LINE OF THAT TRACT AS DESCRIBED IN SAID BOOK 609 AS RECEPTION NO. 1531360 TO THE SOUTHEAST CORNER THEREOF: THENCE S89'41'06"W, 453.83 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT AS DESCRIBED IN SAID BOOK 609 AS RECEPTION NO. 1531360 TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY

ANNEXATION PARCEL 2 CON'T

THENCE NO0°47'14"E, 450.08 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 24.5; THENCE N89'41'06"E, 453.83 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 24.5 TO THE TRUE POINT OF BEGINNING. TOTAL AREA = 407.861 ACRES, MORE OR LESS.

ANNEXATION PARCEL 3

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 4, T2N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4, FROM WHICH THE S1/4 CORNER OF SAID SECTION 4 BEARS S88'50'38"W, 2658.84 FEET (BASIS OF BEARING), THENCE NOO'47'14"E, 168.60 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 4 TO THE NORTHERLY LINE OF PARCEL NO. 33 OF STATE HIGHWAY NO. 119 [PROJECT S-SU-0072(2)-SEC.2] CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 3, 1970, IN BOOK 623 AS RECEPTION NO. 1544823 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE N89'28'52"W, 30.00 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO AN ANGLE POINT THEREOF, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7 AND THE TRUE POINT OF BEGINNING;

THENCE S45'41'08"W, 71.30 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO A POINT OF NON-TANGENT CURVE THEREOF:

THENCE WESTERLY, 538.81 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 23020.00 FEET, A CENTRAL ANGLE OF 1"20'28", AND BEING SUBTENDED BY A CHORD THAT BEARS \$89'34'22"W, 538.80 FEET:

THENCE S88'54'08"W, 1984.80 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL NO. 33 OF STATE HIGHWAY NO. 119 TO THE WESTERLY LINE OF THAT TRACT OF LAND CONVEYED TO STATE OF COLORADO AS DESCRIBED IN CORRECTION DEED RECORDED NOVEMBER 21, 2003, AS RECEPTION NO. 3128803 OF THE RECORDS OF WELD COUNTY, COLORADO;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3128803:

THENCE N18'08'32"E, 297.38 FEET:

THENCE N30'37'40"E, 193.21 FEET;

THENCE N49'50'16"E, 109.42 FEET; THENCE N36'48'15"E, 176.24 FEET;

THENCE N38'43'44"E, 185.84 FEET:

THENCE N47'51'28"E, 152.70 FEET;

THENCE N55°04'40"E, 167.31 FEET;

THENCE N58'22'24"E, 172.27 FEET;

THENCE N45'32'06"E, 131.90 FEET;

THENCE N28'51'50"E, 131.65 FEET: THENCE N00°28'38"E, 105.20 FEET;

THENCE N11°43'46"W, 157.42 FEET;

THENCE N41*57'17"W, 322.43 FEET: THENCE N32'21'13"W, 123.02 FEET:

THENCE N25'42'01"W, 87.95 FEET:

THENCE N19"14'42"W, 327.25 FEET;

THENCE N16'07'11"W, 135.18 FEET;

THENCE NO7'00'48"E, 104.30 FEET TO THE NORTH LINE OF THE SE1/4 OF SAID

THENCE LEAVING THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 3128803, N89*22'00"E, 2040.16 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 4 TO HE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO.

THENCE S00°47'14"W, 2457.33 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD NO. 7 AND THE TRUE POINT OF BEGINNING. AREA = 114.374 ACRES, MORE OR LESS.

BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN

ACTING BY AND THROUGH THE COLORADO DIVISION OF PARKS AND OUTDOOR RECREATION AND THE BOARD OF PARKS AND OUTDOOR RECREATION

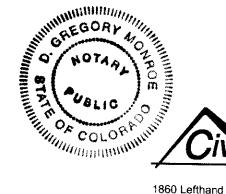
BY: LYLE LAVERTY, DIRECTOR STATE OF COLORADO THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS OF ________, A.D., 20 ______, BY LYLE LAVERTY, DIRECTOR. WITNESS MY HAND AND SEAL My Commission Expires March 19, 2007 MY COMMISSION EXPIRES

OWNER: STATE OF COLORADO. OLORADO STATE BOARD OF LAND COMMISSIONERS

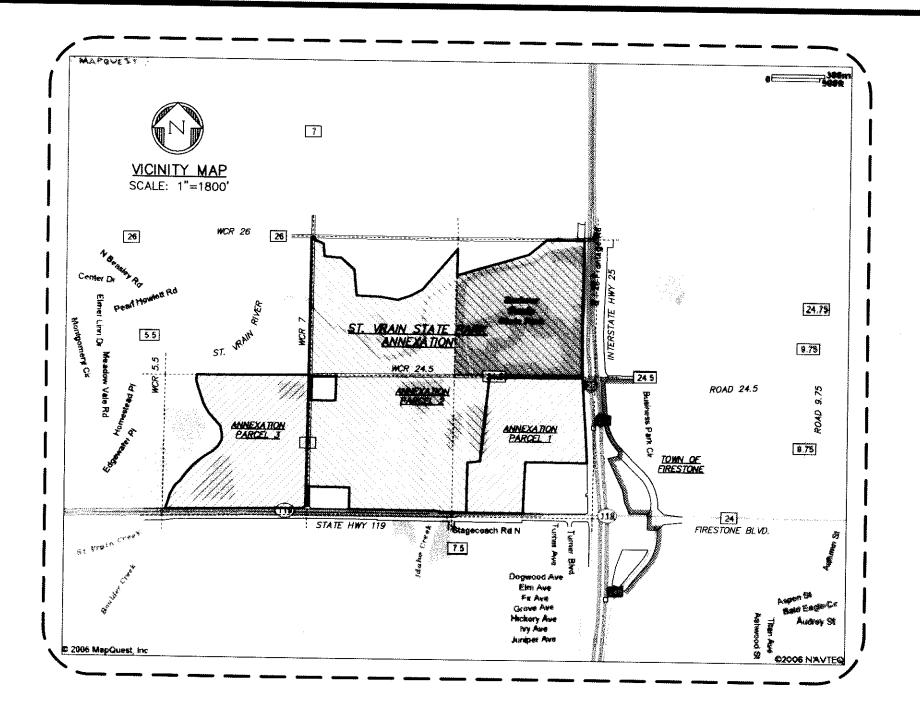
NOTARY PUBLIC

STATE OF COLORADO COUNTY OF _______ THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS OF ______, A.D., 20 Ob ____, BY BRITT WEYGANDT, DIRECTOR. WITNESS MY HAND AND SEAL My Commission Expires March 19, 2007

MY COMMISSION EXPIRES



Engineering • Planning • Surveying 1860 Lefthand Circle, Suite A + Longmont, Colorado 80501 + (303) 682-1131



WELD COUNTY ZONING DISTRICT LEGEND

AGRICULTURAL

BEARINGS SHOWN ON THIS MAP ARE ARE BASED ON THE ASSUMPTION THAT EAST LINE OF THE SE1/4 OF SECTION 3, T2N, R68W OF THE 6TH P.M. BEARS S00°29'13"W AS MONUMENTED AND SHOWN HEREON.

2. THIS MAP WAS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT A LAND SURVEY PLAT ACCORDING TO COLORADO STATUTES.

NO RECORDED EASEMENTS OR APPARENT EASEMENTS OR RIGHTS-OF-WAY ARE SHOWN

LEGAL DESCRIPTION PREPARED BY FRANK N. DREXEL 1860 LEFTHAND CIRCLE, SUITE A, LONGMONT, COLORADO, 80501 (CRS 38-35-106.5).

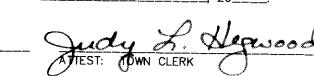
ACCORDING TO THE COLORADO OIL & GAS COMMISSION WEB SITE, THERE ARE 3 PLUGGED OIL & GAS WELLS LOCATED ON THE SUBJECT PARCEL. NONE ARE SHOWN ON THIS MAP.

DEDICATION OF RIGHT-OF-WAY INTERESTS

OWNER BY ITS EXECUTION OF THIS OUTLINE DEVELOPMENT PLAN DOES HEREBY DEDICATE TO THE TOWN OF FIRESTONE ALL RIGHT, TITLE, AND INTEREST OF OWNER IN AND TO THE RIGHTS-OF-WAY FOR WELD COUNTY ROAD 7 AND WELD COUNTY ROAD 24.5 AS SHOWN ON

TOWN OF FIRESTONE APPROVAL

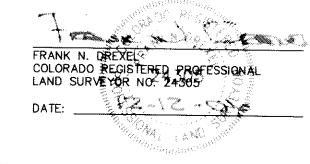
TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE,



ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATION

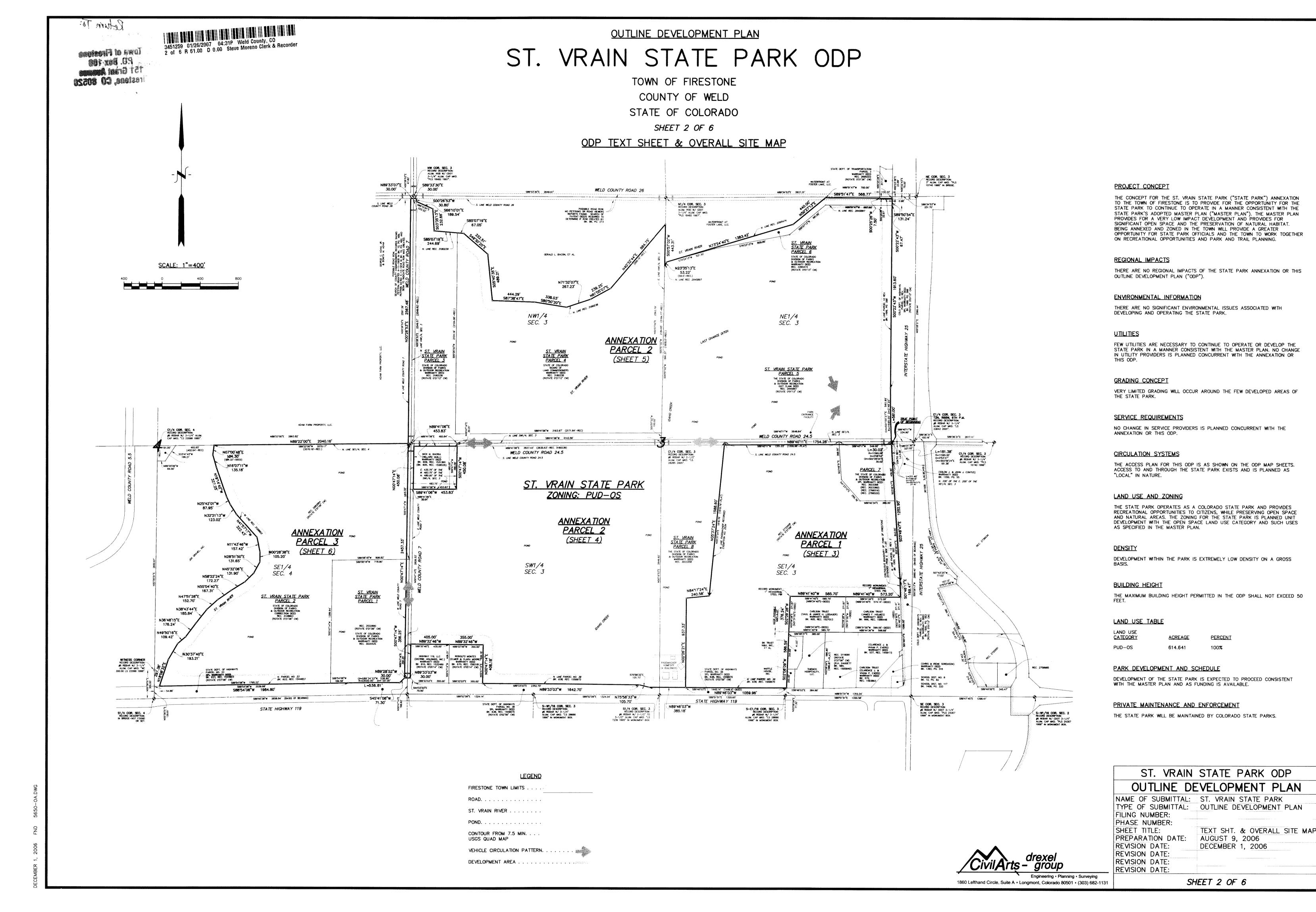
I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

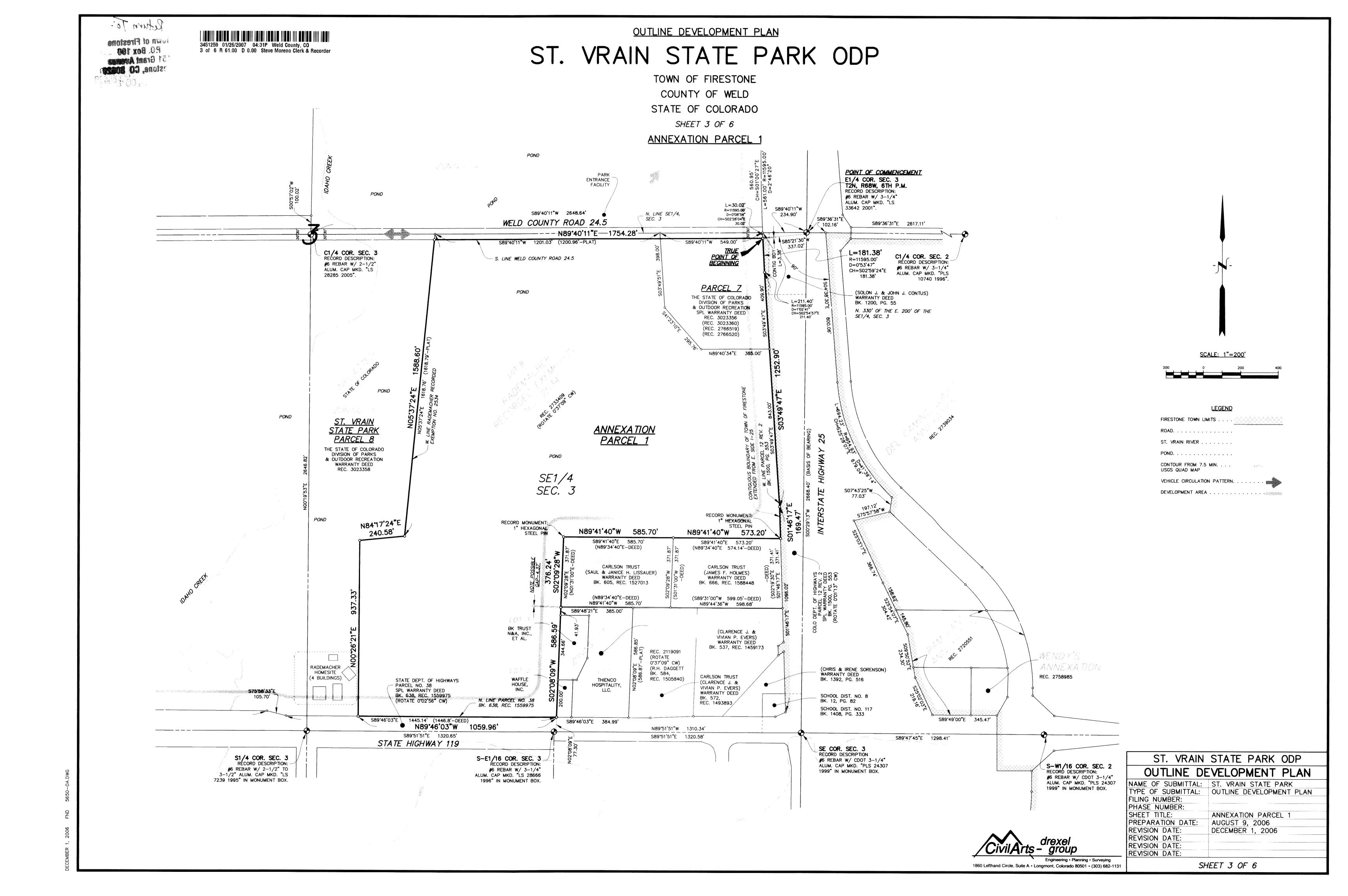


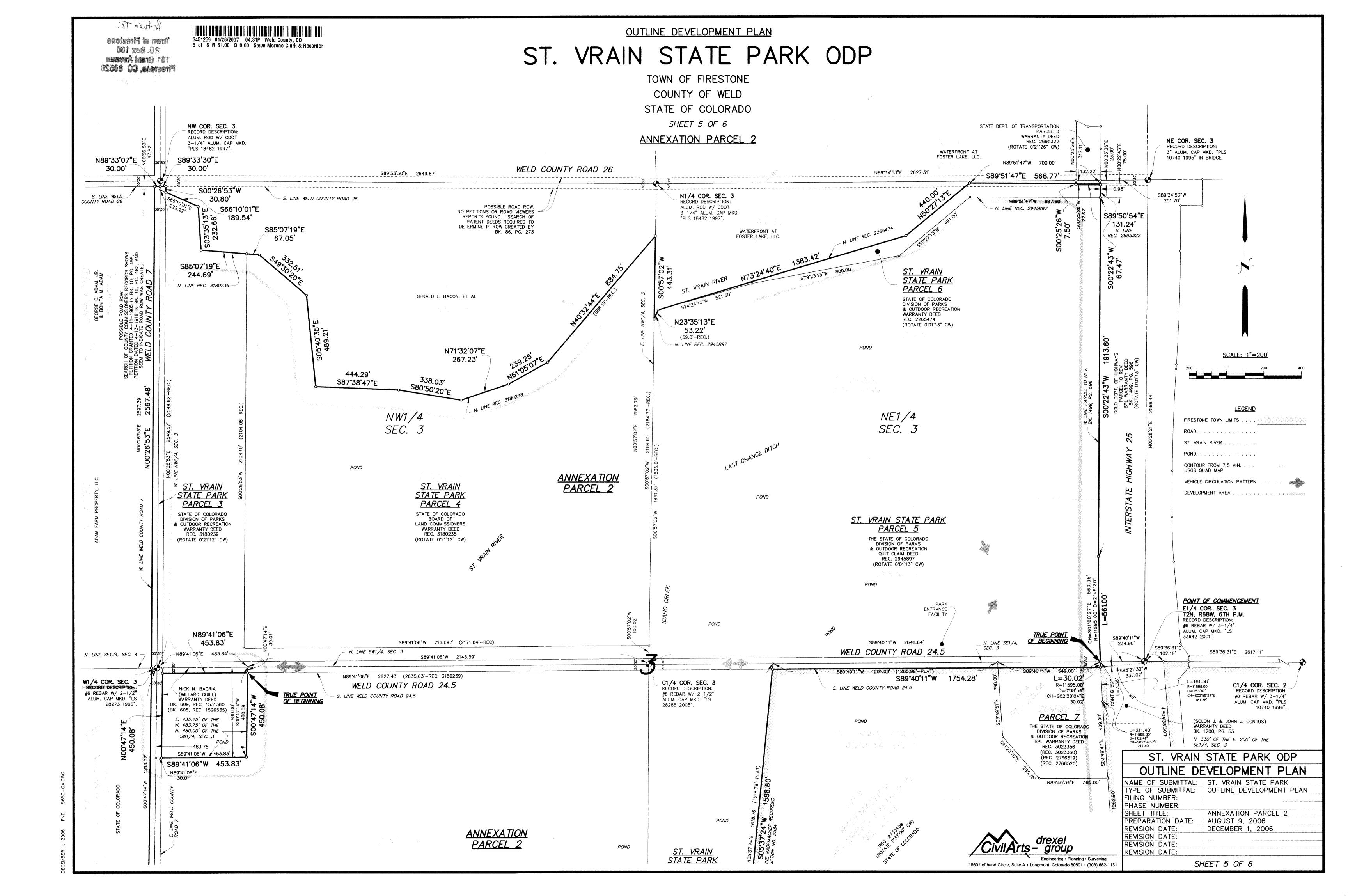
ST. VRAIN STATE PARK ODP OUTLINE DEVELOPMENT PLAN

NAME OF SUBMITTAL: ST. VRAIN STATE PARK TYPE OF SUBMITTAL: OUTLINE DEVELOPMENT PLAN FILING NUMBER: PHASE NUMBER SHEET TITLE: COVER SHEET PREPARATION DATE: AUGUST 9, 2006 REVISION DATE: DECEMBER 1, 2006 REVISION DATE: **REVISION DATE:** REVISION DATE:

SHEET 1 OF 6







When To: OUTLINE DEVELOPMENT PLAN ST. VRAIN STATE PARK ODP own of Firestone 80. Box 100 Suns**yA khali) htt** TOWN OF FIRESTONE Firestone, CO 80520 COUNTY OF WELD STATE OF COLORADO SHEET 6 OF 6 ANNEXATION PARCEL 3 ADAM FARM PROPERTY, LLC. C1/4 COR. SEC. 4
RECORD DESCRIPTION: #6 REBAR W/ 3-1/4" ALUM. N89*22'00"E 2663.82' CAP MKD. "LS 22098 1995". N89°22'00"E 2040.16' S89°22'00"W 2070.17' E1/4 COR. SEC. 4
RECORD DESCRIPTION:
#6 REBAR W/ 2-1/2*
ALUM. CAP MKD. "LS (2070.18'-REC.) (402.64'-REC) N07'00'48"E \$33°41'43"W 104.30 (WILLARD GUILL)
WARRANTY DEED
BK. 609, REC. 1531360 (104.32'-DEED) (BK. 605, REC. 1526535) N16°07'11"W N89'20'09"W 84.00' 135.18 W. 483.75' OF THE N. **480**.00' OF THE SW1/4, SEC. 3 - 483.75' --/---S89*41′96*₩ **/**453.83***†** N89'41'06"E N25°42'01"W 87.95 N32°21'13"W 123.02' <u>ANNEXATION</u> ST. VRAIN RIVER N11°43'46"W 157.42' N00°28'38"E CONTOUR FROM 7.5 MIN. . . . 105.20' N28'51'50"E S89'08'18"W 808.82' 131.65 VEHICLE CIRCULATION PATTERN. S89*08'18"W 778.80' SE1/4 DEVELOPMENT AREA N45'32'06"E SEC. 4 131.90' N58°22'24"E 172.27 N55°04'40"E 167.31 ST. VRAIN ST. VRAIN STATE PARK STATE PARK N47°51'28"E PARCEL 2 PARCEL 1 152.70 STATE OF COLORADO
DIVISION OF PARKS
& OUTDOOR RECREATION
CORRECTION DEED
REC. 3128803 N38'43'44"E 185.84 (ROTATE 0'21'06" CW) N36'48'15"E 176.24 (ROTATE 0°21'06" CW) N49°50'16"E STATE OF COLORADO DIVISION OF PARKS 109.42 & OUTDOOR RECREATION WARRANTY DEED REC. 3020425 S89'32'46"E 435.00' N89'32'46"W 355.00' N30'37'40"E HIGHWAY 119, LLC (DISTRIB. HOLDINGS, INC.) RODOLFO MONTES (S) (ELMER & CLARA MOORE) 193.21 WINESS CORNER RECORD DESCRIPTION: TRUE POINT OF BEGINNING WARRANTY DEED BK. 610, REC. 1532469 ≥ BK. 670, REC. 1592181 \u00fcu #6 REBAR W/ 3-1/4" ALUM. CAP MKD. "WC 300.00 LS 22098 1998". (ROTATE 0'05'14" CW) (ROTATE 0'05'14" CW) # STATE DEPT. OF HIGHWAYS - PARCEL NO. 33 N89'28'52"N 30.00' SPL WARRANTY DEED BK. 623, REC. 1544823 N. PARCEL NO. 33 BK. 623, REC. 1544823 CH=S89'34'22"W 538.80' R=23020.00' D=1'20'28" S88'54'08"W (ROTATE 0"07'08" CW) 189.58 S89°33'03"E 355.00' S89'33'03"E 355.00' S88"54'08"W 1795.22' L=538.81 \$88*54'08"W 2039.68' S44"23'03"E S88*54'08"W 1984.80' S89°52'09"E 1324.14' S45'41'08"W S88'50'38"W 2658.84' (BASIS OF BEARING) 71.30' POINT OF COMMENCEMENT
SE COR. SEC. 4
T2N, R68W, 6TH P.M.
RECORD DESCRIPTION: ST. VRAIN STATE PARK ODP STATE DEPT. OF HIGHWAYS
PARCEL NO. 38
SPL WARRANTY DEED
BK. 638, REC. 1559975
(ROTATE 0°02'56" CW) STATE HIGHWAY 119 OUTLINE DEVELOPMENT PLAN S1/4 COR. SEC. 4
RECORD DESCRIPTION:
IN BRIDGE—NOT FOUND #6 REBAR W/ 3-1/4" NAME OF SUBMITTAL: ST. VRAIN STATE PARK ALUM. CAP MKD. "LS 28666 TYPE OF SUBMITTAL: OUTLINE DEVELOPMENT PLAN 1996" IN MONUMENT BOX. FILING NUMBER: PHASE NUMBER: SHEET TITLE: ANNEXATION PARCEL 3 PREPARATION DATE: AUGUST 9, 2006 REVISION DATE: DECEMBER 1, 2006 REVISION DATE: REVISION DATE: REVISION DATE: SHEET 6 OF 6 1860 Lefthand Circle, Suite A • Longmont, Colorado 80501 • (303) 682-1131